



# Hancock County Planning Commission

*a voluntary association of governments*

ROI-16-A-030

395 State Street, Ellsworth, ME 04605  
(207) 667-7131 Fax: (207) 667-2099  
hcpc@hcpcme.org • www.hcpcme.org

December 18, 2015

Environment Management Support, Inc.

Attention: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Mr. West:

This shall serve as the cover letter for the GRANTEE's Community-wide brownfields assessment hazardous materials and petroleum application. We are providing the following information:

- a. Applicant Identification: Hancock County Planning Commission, 395 State Street, Ellsworth, ME 04605.
- b. DUNS number: 780855110
- c. Funding Request: i) Grant Type: Assessment; ii) Federal Funds Requested: \$400,000 (combined total); iii) Contamination: Hazardous substances (\$200,000) & Petroleum; (\$200,000) iv) Community-Wide
- d. Location: Hancock County, Maine, and Isle Au Haut in Knox County, Maine
- e. Site specific proposal: not applicable
- f. Contacts: i) Project Director: Thomas E. Martin, telephone: 207-667-7131) fax: (207-667-2099) e-mail: [tmartin@hcpcme.org](mailto:tmartin@hcpcme.org) ii) Chief Executive: (same as project director)
- g. Date Submitted: December 18, 2015
- h. Project Period: October 1, 2016 – September 30, 2019
- i. Population of Service Area: 54,578 (year-round)
- j. Special Considerations Checklist: see attached

**Community Involvement:** The current project steering committee will be re formed and will communicate with community groups and the general public. We will use flyers, newsletters, and meetings to disseminate information and obtain feedback. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will also use brochures, newsprint, television, and radio media, digital presentations, social media, and website postings as a means of community engagement and face-to-face meetings with property owners.

**Project Overview:** This application builds on the work completed in our prior Brownfields Assessment Grant during which over 100 potential Brownfields sites were identified and three sites were targeted for redevelopment. This grant will focus primarily on sites that have already been identified. There will, however, be an opportunity for additional sites that meet the eligibility criteria to be investigated if funding is available. The primary goals of the project are to facilitate the protection

Amherst  
Aurora  
Bar Harbor  
Blue Hill  
Brooklin  
Brooksville  
Bucksport  
Castine  
Cranberry Isles  
Dedham  
Deer Isle  
Eastbrook  
Ellsworth  
Franklin  
Frenchboro  
Gouldsboro  
Great Pond  
Hancock  
Isle au Haut  
Lamoine  
Lucerne-in-Maine  
Mariaville  
Mount Desert  
Orland  
Osborn  
Otis  
Penobscot  
Sedgwick  
Sorrento  
Southwest Harbor  
Stonington  
Sullivan  
Surry  
Swans Island  
Tremont  
Trenton  
Verona Island  
Waltham  
Winter Harbor

of ground and surface water and promote the sustainable reuse of sites to encourage economic development, preserve open space and waterfront access, increase affordable housing, and minimize sprawl.

The focus would be on sites in Stonington, Gouldsboro, and Bucksport. **Stonington** and **Gouldsboro** are both communities with a working waterfront. They are among the few towns in the region where commercial fishing has survived. As will be described in the application narrative, Stonington faces potential threats to human health through water supply, vapor intrusions and other contaminant pathways due to the presence of petroleum and hazardous substance sites. These sites need investigation to assess the actual extent of contamination and to determine what remediation is necessary. Gouldsboro hosts a contaminated waterfront site with great reuse potential for aquaculture.

**Bucksport** is the site of a shuttered paper mill on the Penobscot River's edge. The mill has been sold to an entity which has begun the process of dismantling it for scrap. The potential for contamination at this site includes chemicals from decades of papermaking, and petroleum from road, rail, and water transportation. The site poses a risk to water quality in the tidal Penobscot River, and to residents of Bucksport; the mill is adjacent to the downtown area.

**Brief Description of the Service Area:** This application addresses the needs of 37 towns in Hancock County, Maine and Isle Au Haut in Knox County. The region includes four island towns that are not connected by bridge to the mainland. Municipalities provide and pay for all services not provided by the state. It is a coastal region with large influx of summer visitors. According to the 2010 US Census there were 15,963 vacant or seasonal homes in the county and 24,221 year-round homes. Most of the seasonal homes are occupied in the summer. This means that population served by this grant greatly exceeds the year-round population listed above.

Feel free to contact me at 207- 667-7131, or e-mail [tmartin@hpcpcme.org](mailto:tmartin@hpcpcme.org) if you have any questions.

Sincerely, 

Thomas E. Martin, AICP  
Executive Director

Enclosures  
c: Frank Gardner, EPA Region 1

Attachment 1: Letter from State Environmental Authority  
Attachment 2: Documentation of Applicant's Eligibility  
Attachment 3: Letters of Support, Match, and Partnership

### Appendix 3

#### Regional Priorities Form/Other Factors Checklist

Name of Applicant: Hancock County Planning Commission, Ellsworth, Maine

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to manage Brownfields Projects

Page Number(s): Page # 1

#### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	<b>X Page 1</b>
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	<b>X Page 12</b>
Targeted brownfield sites are impacted by mine-scarred land.	<b>X Page 2</b>
Project is primarily focusing on Phase II assessments.	<b>X Page 8</b>
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	<b>X Page 9</b>
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	<b>X Page 1</b>

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

### **1.a. i. Targeted Community Description**

The Hancock County Planning Commission (HCPC) service area consists of 38 towns and approximately 1,588 square-miles of land. The target area for these Brownfields grants are three coastal towns Bucksport, Stonington, and Franklin (populations 4,924, 1,152 and 1,483 respectively by 2010 US Census) and the historical transportation corridors of Routes 1, 3, & 1A. These corridors connect the county to adjoining parts of Maine and the city of Bangor. The year-round county population for the whole of Hancock County is 54,578 (2010 US Census).

The rural targeted community had a natural resource-based economy. Forestry products and fishing-related industries were once major employers. In the past 30 years these sectors have declined due to global competition and depleted fishery stocks. According to 2010 American Community Survey (ACS) data, the marine sector labor force has decreased by nearly 80 percent since 1980. Relatively high paying forest-product jobs are also being lost. For example, the Verso Paper Mill in Bucksport, once the major employer in the county, closed in December 2014 after years of declining employment. Total employment fell from 1,252 people in 1989 to zero in 2015. The loss of these jobs is rippling through the economy. For example, forest harvesters that used to sell wood to the mill have lost their primary market. This is the first time in over 100 years that our region's economy has been without some type of paper product industry.

Hancock County is on the Downeast coast of Maine and is the home of Acadia National Park. National Park Service data indicate an average of 2.4 million visitors a year. The majority of these tourists only visit the park and the immediately adjacent area. The natural beauty of the area has attracted many wealthy retirees, who have created a strong demand for coastal real estate resulting in high housing costs. According to the Maine State Housing Authority, Hancock County had a rental affordability index of 0.72 in 2014. This means that the incomes were 72% of the amount necessary to afford the average two-bedroom rental. By contrast, the statewide affordability index was 0.84. There is a similar pattern for home purchase prices. The purchase affordability index for the county in 2014 was 0.95 compared to 1.04 for the state. High housing costs have pushed much of the labor force to live in less expensive inland locations, increasing commuting times and costs. U.S. Census and ACS data show that the mean commuting time for Hancock County has increased by 26 percent between 1990 and 2014.

High land cost makes it difficult to find sites for affordable housing. Potential sites tend to be on more marginal land. For example, the primary area of affordable housing in Stonington is at risk due to perceived contamination in the soil and water caused by Brownfields sites.

Public access to the working waterfront is being lost as shorefront properties are converted to high end residential uses. Fisherman need piers and support services, but most waterfront sites are congested or lack all tidal access. All are threatened by climate change and tidal surges. Some key commercial waterfront sites are underused or abandoned. Reinvestment in these waterfront sites is difficult due to the perception of contamination and blight.

Our communities need **jobs** that will provide a livable wage, **affordable housing** near these jobs, easy access to **public transportation**, and **clean indoor air and drinking water**. The communities also need improved **access to our working waterfronts**.

Our most vulnerable population resides near brownfields sites and is disproportionately affected by unhealthy drinking water, soil, vapors, and contaminated sediments. This population includes the elderly, youth with disabilities, low income households, pregnant females, and those relying on untested private water supply wells. Estimates from the 2009-2013 ACS indicate that Hancock County's median age (46.7 years) is higher than the state (43.2 years) and the U.S. (37.3 years). Hancock County had 9.0 % parental reporting rate for youth with developmental delays or disabilities. This is double the 4.5 % state rate.

### **1. a. ii Demographic Information**

**Table 1: Socio-Economic Data**

Data	Hancock County	Maine	National
Population	54,557 <sup>1</sup>	1,328,320 <sup>1</sup>	311,536,594 <sup>1</sup>
Unemployment	6.2% <sup>2</sup>	5.7% <sup>2</sup>	5.3% <sup>3</sup>
Poverty Rate,	13.9% <sup>1</sup>	13.6% <sup>1</sup>	11.3% <sup>1</sup>
% Minority	2.9% <sup>1</sup>	4.8% <sup>1</sup>	36.7% <sup>1</sup>
Median Household Income	\$47,460 <sup>1</sup>	\$48,453 <sup>1</sup>	\$53,046 <sup>1</sup>
Median Age	46.7 <sup>1</sup>	43.2 <sup>1</sup>	37.3 <sup>1</sup>

<sup>1</sup>Estimates from the 2009-2013 5-Year American Community Survey

<sup>2</sup> Maine Department of Labor, 2014 annual averages. <sup>3</sup> Bureau of Labor Statistics

According to the 2006-2010 ACS, 22.2% of county household income is derived from interest, dividends, and rent compared to 15.8 % for the state. Income from salary and wages accounted for 61.6 % of income in the county compared a 70.1% rate for the state. The high rate of unearned income is due in large part to the in-migration of relatively well-off retirees.

Wages are low. Maine Department of Labor reported the average weekly wage in Hancock County for the 2nd Qtr. of 2015 was \$665 (only 78% of the livable wage, \$850, as calculated in 2010). The employment rate fluctuates seasonally and Maine Dept. of Labor data reported an unemployment rate of 9.9 % in January 2015 compared to 3.7 % in August 2015.

### **1. a. iii Description of Brownfields**

HCPC and the Maine Department of Environmental Protection (DEP), identified over 100 hazardous and petroleum brownfields in our area. The inventory includes auto repair and service stations (46), agricultural sites (15), and dumping and industrial sites (45). Sites range from approximately 1-237 acres. **Many of our brownfields are in mixed commercial and residential areas where low-income residents depend on private water supply wells** adjacent to potential sources of contamination. Examples of some Brownfields sites are discussed below.

**Former Verso Paper Mill, Route 15, Bucksport:** This 237-acre site is the county's latest and largest Brownfields site. The paper mill, which was constructed on the site of a former tannery, operated since the 1930s and closed December 2014. It has been acquired by a company that plans to dismantle the mill for scrap, and then turn the site over to another entity for reuse.

The mill includes a railroad spur, a power plant, a landfill, and several petroleum tanks with pipelines containing over 100,000 gallons of oil. The site is suspected to contain a variety of

hazardous contaminants and petroleum, some of which may be exposed through demolition. This could affect existing water quality problems. Bucksport Harbor have been closed to shell fish harvesting since 2013. As of February 2014, the waters were also closed to lobster and crab harvesting due to unsafe levels of mercury, a common paper making contaminant.

Bucksport is drafting a comprehensive plan, which will identify desirable reuses for portions of the mill property. Several uses have already been discussed. They include making it part of the Maine Department of Transportation Port Authority and allowing international maritime shipping to take place or a International Seaman Training Centers which would be run by the Maine Maritime Academy; and a developer has expressed interest in constructing a major data center to make use of the advanced optical cable and broadband network.

**Stonington:** This island town has an active working waterfront. According to data from the Maine Coastal Program, the value of the 2014 catch was \$60 million. This was the 18<sup>th</sup> highest value in the US which ranked higher than well-known ports such as Seattle, WA and Gloucester, MA. Its primary needs are preserving the working waterfront, economic diversifications, affordable housing, and a safe drinking water supply. Stonington hired one of New England's most respected water supply experts to locate a new municipal supply. It drilled over 50 test wells to find eight separate wells that could produce an adequate source. However, the wells are threatened by 3 petroleum brownfields, several illegal dump sites, and an abandoned landfill. Revitalization and expansion of this waterfront town is contingent on providing clean water.

The abandoned landfill that threatens one of the municipal water supply wells is located next to a partially developed trailer park that uses a separate well. This park is an important source of workforce housing, but has a stigma of perceived contamination due to the surrounding Brownfields sites. This area has tremendous potential for affordable housing development, it is located near the waterfront village, and will reduce commuting distances for many workers. Identifying and assessing potential environmental conditions in this area will significantly increase the potential for additional affordable housing development.

**Franklin:** This town is one of the few in the county that has a community water supply well. According to the Maine Drinking Water Program, about 95% of the county's residents rely on private water supply wells. Franklin's water supply is currently threatened by a Brownfields in which a resident converted their property into an unlicensed dump. The property which the town has now foreclosed on is within the community water supply watershed and approximately 700 feet from the well. The entire town relies on this currently clean water supply. The illegal dump contains a wide variety of potentially hazardous products and petroleum tanks and containers.

#### **1. a. iv Cumulative Environmental Issues**

Vulnerable populations affected by environmental justice and cumulative environmental issues include low income individuals, those without health insurance, those in fair to poor health, and youth with developmental disabilities. Youth living near brownfields, frequently congregate in the abandoned buildings where they are exposed to discarded wastes and unsafe structures.

About 95% of Hancock County households rely on private wells for their water source. Most of our groundwater supply wells are drilled into granitic rock that has elevated levels uranium

producing high levels of radon. The most pervasive contaminant is, however, arsenic. The source of arsenic is naturally occurring in most cases, but is also caused by years of herbicide spraying in many of our agricultural areas. Although there are some treatment options available to make the consumption and use of the water safer, many of our residents are ignorant of these issues, or do not have the financial ability to periodically sample their water, install a water treatment system, or properly maintain their water treatment systems.

Our region's historic natural resource economy has been active since the 1700s. The industrial practices that were concentrated along our rivers and harbors spewed vast amounts of industrial pollution into our water ways and have severely impacted our sediments, fish, and shellfish. Since most of our population uses our water bodies for recreation we are all exposed to residues from these industries. Some of us, however, particularly those with limited education and economic challenges, are disproportionately affected because they rely more on local shellfish and fishing as a food and or income supplements. Depending on the location of the shellfish harvested and the amount of fish and shellfish consumed, there is a greater risk of health impacts. As an example, in February 2014, state fisheries regulators closed nearly 7 miles of the Penobscot River for shell fish harvesting for 2 years as a result of mercury contamination.

#### **1. b. Impacts on Targeted Community**

The region has underlying health problems that are likely affected by contaminants from Brownfields sites. We have over a hundred Brownfields in our small county. According to the Wiley On Line Library Cancer Journal for Clinicians, and the 2012 Maine Annual Cancer Report, Hancock County has a cancer incidence rate of 537 per 100,000 residents. By comparison, no state, other than Maine (528), exceeds 519. The US rate is 472. It can not be a coincidence that the numerous Brownfields and some of the highest cancer incidence rates in the US are not related. Since 2000, Maine has consistently ranked among the top three states in cancer incidence for persons of all ages, races, and genders (National Program of Cancer Registries, 2009 #92). According to the Univ. of New England (Table 2), the county shows that 26 % of males in the county lacked access to medical care compared to 18 % for the state. Low income populations are particularly vulnerable since they are less likely to seek medical attention due to a lower rate of health insurance coverage.

Brownfields-related contamination disproportionately threatens our lower-income population because they typically reside in close proximity to these sites and are vulnerable through ingestion of contaminated shellfish and groundwater, inhalation of air-borne pollutants associated with dust and vapor intrusion, and direct contact with hazards by youth congregating in abandoned sites. Contaminants such as benzene and MTBE from abandoned gasoline stations and solvents from former dry cleaners leach into drinking water wells. This is our most common threat. Since there are no requirements, private water supply wells are rarely tested. These untested wells pose a higher risk to human health. Additional threats include heavy metal residues in former tanneries, #6 fuel oil dumped on the ground surface and along the banks of streams at former industrial facilities, and other volatile and semi-volatile organic compounds that are left in the ground or on the surface of many of our abandoned commercial properties. Contaminants dumped in our waterways pose particular concerns due to children playing in the stream sediments and consumption of fish from those impacted waterways. We have Brownfields in so many of our communities that are examples of the above descriptions.



<b>Table 2 County &amp; State Health Indicators</b>		
<b>Indicator</b>	<b>County (%)</b>	<b>State (%)</b>
Non-Elderly Adults w/o health insurance	20%	16%
Those with no usual source of medical care	16%	10%
Males without usual source of medical care	26%	18%
Parents reporting youth w/developmental disability	9.0%	4.5%
Youth Asthma	11%	9.5%
<b>Source:</b> University of New England Center For Community & Public Health		

### **I.c.i Economic Conditions**

HCPC is a regional council with no taxing authority. About 90 % of our budget comes from grants and contracts. We need the grant because local funding is limited and our towns are small. Eleven towns have a population less than 500 and only four have more than 2,500 residents. **There is no other entity in Hancock County with the managerial capacity to conduct this work.** Rising municipal service costs limit what towns can spend. These costs come at a time of reduced state fiscal aid to municipalities. According to the Maine Municipal Association (MMA), the state's combined municipalities received about one half the funding for FY-15 compared to 2009. All towns have had to adjust their budgets to reflect reduced state revenue. Examples of other cuts reported by the MMA include a \$2 million reduction in state aid for local roads, shortfalls in state K-12 school funding, and less reimbursement for rural property tax breaks.

Towns have had to adjust their budgets to reflect reduced state revenue as well as the loss of property taxes due from abandoned businesses such as the closed paper mill. Properties surrounding the blighted parcels frequently choose not to invest in their own properties which further reduces tax revenue. HCPC currently has an open community wide assessment grant. The funding, however, is totally committed to assessing several Brownfields sites and is forecast to be completely expended in July or early August of 2016. We currently have a very successful program that is in high demand from our municipalities. We have too many sites to address and feel it is very important to continue our momentum. If this grant is unsuccessful we will have to terminate this work until another Brownfields grant can be won. We are aware of no other state or federal program that provides funding to do this type of work.

### **I.c.ii Economic Effects of Brownfields**

As discussed in Section *I*, our region is composed of financially secure retirees and struggling lower income working class families. Since our statistics also reflect the financially secure retirees, these numbers are a lot worse than presented. Unemployment and poverty rates are significantly higher than state and federal numbers and our median household income is lower. Workers often face a choice between long commutes or paying a disproportionate share of their income for housing near their work place. ACS data for 2013 indicate that 27.6 percent residential mortgage holders in Hancock County pay more than 35 percent of their income for housing. The significant number of Brownfields are a reflection of our economy. Our natural resource based economic engines have collapsed as can be seen with the closing of our county's last paper mill. The many businesses that also supported the mill and its workforce are also closing. This creates blight, unemployment, and long commutes to find work.

## **2 Project Description and Feasibility of Success 2.a.i Project Description**

This project addresses the unique challenges faced by the targeted community and is consistent with municipal comprehensive plans and regional plans already underway. HCPC and its allied organizations are promoting the protection of private and public drinking water sources in Franklin, tidal areas and creating opportunities for jobs in Bucksport, waterfront access, and affordable housing in Stonington. These will be achieved through completing tasks for this grant.

This grant will allow our current Brownfields program to continue. We will involve our steering committee, which consists of community leaders from our targeted community and population, professionals involved in financing, property development, and real estate sales, and USEPA and DEP project officers. This group will hire a qualified environmental professional (QEP) under an EPA-approved procurement procedure. Once hired, a QEP will be in the steering committee.

Following community outreach, our steering committee will select additional sites for investigation. We currently have an inventory of over 100 brownfields sites. The list was identified by our former steering committee, municipal officials, the DEP, and the public. We will also consider adding new sites that meet the criteria established by our committee. Each nominated site will be scored using criteria discussed in Section 2.A.iii. Priority will be given to sites with reuse plans that focus on sustainable jobs, protection of water supplies, affordable housing, and access to the working waterfront.

Once sites are selected, eligibility is approved, and access agreements are finalized, the QEP will complete as many as 12 Phase I and 7 Phase II environmental site assessments (ESA), prepare any necessary (assumes 4) Analysis of Brownfields Cleanup Alternatives (ABCA) and remediation reuse plans, and assist with program reporting requirements. DEP and USEPA staff will provide guidance, eligibility determinations, regulatory oversight, and technical review of all environmental documents. HCPC will continue to use the DEP's Voluntary Response Action Program (VRAP) to provide state liability protection for the selected sites. Community outreach activities will be ongoing (see Section 3 of this application).

Using Community Development Block Grant technical assistance, MaineDOT and Maine Coastal Program funds, HCPC will help implement reuse plans for sites that have been cleaned or otherwise deemed safe. The time spent on these implementation activities will be charged to existing HCPC contracts rather than to brownfields funding. Specific services will include seeking funds for Stonington to develop new affordable housing opportunities, communicating with businesses interested in locating to the Bucksport site, seeking grant funding for site development, job creation, transportation enhancements, drafting land use ordinance language, and making referrals to other agencies.

### **2.a. ii Project Timing**

HCPC will track and measure progress through a spreadsheet that includes all pertinent milestones, site information, deliverable schedules, meeting dates, budgets, and accomplishments within the three-year time frame. Our current grant will be completed within two years. Our steering committee is already assembled, although we are open to adding new members. Our QEP will be hired in October 2016. Since several of our sites have already been vetted, we will

complete our first phase of community outreach and Phase I ESAs in the fall 2016. Phase I and II ESAs, community outreach, and reuse plans will be completed in the spring and summer of 2017. We anticipate completing all work by August 2018. All meeting agendas, sign-in sheets, presentation summaries, questions and answers will be documented. The ACRES database will be updated after the activities are completed. We will continue to report our outcomes after closure of the grant and enter the relevant information into ACRES. The Steering Committee will meet with the QEP regularly to discuss the grant progress and corrective actions, if required.

### **2. a. iii Site Selection**

An initial list of sites and site selection scoring was generated during the previous grant and we have several sites in Bucksport, Stonington, and Franklin that we would like to begin. The scoring criteria will continue to focus on meeting community needs, which include protecting water sources and productive tidal flats, developing affordable housing, job creation, and promoting waterfront access. It also include the willingness of property owner to participate, potential for successful redevelopment, reduction of threats to human health and the environment, the level of commitment from interested parties to provide leverage funding, and maximizing use of existing infrastructure. The steering committee will participate in site selection. We will use our steering committee and the general public to identify new brownfields.

### **2.b Task Description & Budget Table 2.b i.Task Description (for both hazardous & petroleum)**

The hours and costs described below will be **split evenly** between each grant.

**Task 1: Cooperative Agreement Oversight:** This task involves 15 days of the executive director (EXD) 5.0 days of the Regional Planner (RP) and 16 days for the administrative assistant (AA). Rates are shown below in the table as are expenses such as photocopies, postage, and travel. Specific activities include: Procure a QEP in accordance with 40 CFR 30 including advertising costs, postage, and bid interview documents; Attend 1 DEP Brownfield Workshop, travel of 108 miles @ \$0.54/mile = \$200; Submittal of quarterly reports, annual M/WBE achievements, ACRES, and final reporting; Attendance at the pre-award workshop, bus/train/taxi fare to Chelmsford, Mass, lodging, per diem (\$600) and the National Brownfields Conference for two staff members (\$3,063.40 air/bus fare, lodging, registration, and per diem). **Outputs:** bid documents, quarterly, final, and M/WBE reporting; and ACRES data base.

**Task 2: Community Outreach & Site Inventory Expansion & Selection:** This task involves 24.5 days of the executive director (EXD) 9 days of the Regional Planner (RP) and 4.5 days for the administrative assistant (AA). Rates are shown below in the table as are expenses such as photocopies, postage, and travel. QEP time will amount to approximately \$10,000 depending on the QEP selected. This will include steering committee recruitment, 12 quarterly meetings and 2 brownfields educational public meetings plus meetings with town committees, updating of public outreach flyer and postings to our web site and those of our CO's and communications with high schools, social, print and television media to solicit information and public input. HCPC expenses include public hearing notices, meeting packages, photocopies, and postage. We will engaging the Steering Committee, municipal leaders, and the public to solicit information on potential sites. **Outputs include** 36 meetings, public outreach publication, and 6 high school media presentations, updated lists of potential sites with their matrix scoring, GIS site mapping, and the selection of sites.

**Task 3: Conduct 12 Phase I ESAs and 7 Phase II ESAs:** HCPC staff time includes 5 days of EXD and .5 days of AA to prepare for and attend one public meeting in the site's respective community following each Phase I ESA, and to attend additional stakeholder meetings. The QEP will complete: 12 AAI compliant Phase I ESA's, including a section 106 review for historical significance for each grant (\$4,500 each) and 7 Phase II ESAs and VRAP applications at approximately \$33,714.30 each. The purpose of the Phase II ESA's is to confirm or dismiss the presence of recognized environmental conditions identified in the Phase I ESA. A site-specific Quality Assurance Project Plan and Health and Safety Plan will be produced for each Phase II ESA, which will provide a detailed scope of work to be conducted as well as required standard operating procedures. HCPC will review each Phase I ESA and sign the EPA's Phase I report review checklist. HCPC will also review the Phase II's and VRAP applications. This task budget includes copies, phone, and site travel expenses. **Outputs:** 16 meetings, 12 Phase I ESAs, 7 Phase II ESAs, and 7 VRAP applications.

**Task 4: Conduct 4 ABCA's, and 4 Remediation Plans:** This task involves 5.5 days of EXD HCPC time to attend stakeholder meetings and discuss options for site reuse (see Section 2.a). The QEP will prepare 4 combined ABCAs and reuse plans at \$3,250 each. Public meetings and responses to public comments will follow each ABCA and reuse plan. **Outputs:** 4 public meetings and response documents, 4 ABCAs, and reuse plans.

### 2.b.ii. Budget Table

Our budget is based on the experience gained from our previous grant.

Budget	Project Tasks For Petroleum Assessment Grant				
Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$11,341	\$14,152	\$2,252	\$2,360	\$30,105
Fringe Benefits	\$3,918	\$5,093	\$761	\$800	\$10,572
Travel	\$1,872	\$108	\$119	\$140	\$2,239
Equipment	0	0	0	0	0
Supplies	\$300	\$184	\$50	\$50	\$584
Contractual	0	\$5,000	\$145,000.00	\$6,500	156,500.00
Other	0	0	0	0	0
Total Budget	\$17,431	\$24,537	\$148,182	\$9,850	200,000.00

Budget	Project Tasks For Hazardous Assessment Grant				
Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$11,341	\$14,152	\$2,252	\$2,360	\$30,105
Fringe Benefits	\$3,918	\$5,093	\$761	\$800	\$10,572
Travel	\$1,872	\$108	\$119	\$140	\$2,239
Equipment	0	0	0	0	0
Supplies	\$300	\$184	\$50	\$50	\$584
Contractual	0	\$5,000	\$145,000.00	\$6,500	156,500.00
Other	0	0	0	0	0
Total Budget	\$17,431	\$24,537	\$148,182	\$9,850	200,000.00

### **2.c. Ability to Leverage**

HCPC has worked with private sector, government, non-profit, and municipal sources of financing. For example, we have contacted the Town of Bucksport and they have committed to invest \$200,000 to redevelop the former paper mill site. We have been able to gain leverage commitments for over \$3,000,000 for redevelopment projects as a result of our Brownfields assessment work. This funding has succeeded in allowing new businesses to occupy former Brownfields in Surry, Corea, Sullivan and Ellsworth, a new town office in Winter Harbor, has provided waterfront access in Sullivan, and was responsible for identifying and remediating contamination that was threatening private water supply wells in Sullivan and indoor air quality in Ellsworth and Winter Harbor. How Brownfields work will provide the environmental data that is necessary to make redevelopment decisions and plans for the Bucksport paper mill.

HCPC also has access to other funding sources through its collaboration with government agencies and our COs. Our relationships with these groups is documented in sections 3.b and 3.c. For example, HCPC works closely with WHCA, which funds housing programs on its own and through the Maine State Housing Authority and the Maine Office of Community Development. Additionally, HCPC has leveraged over \$150,000 from the DEP's State 128(a) Response funding to conduct an additional Phase II ESA and associated remediation of one site.

Eastern Maine Development Corporation (EMDC) has invested in a range of job creation ventures in Hancock County through its loan and business counseling services. It has been active in development plans for the Corea Brownfields site. It has a long history of collaboration with HCPC. The organization has managed brownfields revolving loan funds and would be available to oversee such a fund in Hancock County. We can also leverage a small portion of funding from the DEP Brownfields 128(a) grant to assist with investigation of cleanup tasks. Municipal funding sources include bonds and revenues generated from tax increment financing (TIF). These sources can supplement the other leverage sources and complement private funds.

### **3. a.i. Community Involvement Plan**

HCPC's community engagement strategy reflects different approaches needed for different groups. For example, some groups rarely attend town-sponsored or our steering committee meetings and the elderly do not typically access information through web sites or social media. Therefore, different strategies are needed to reach as many community groups as possible.

The steering committee will be reconstituted and it will enhance the success of our previous program by fostering communication with the key community groups. The committee will meet on a quarterly basis. Its main roles will be to assist in community outreach, site selection using the criteria outlined in Section 2a, and provide general advice. It will be composed of community leaders, brownfields stakeholders, and representatives from agencies that work with particular demographic groups such as senior citizens, affordable housing, and low-income service providers. Membership will also include a municipal planner, a town manager, a banker, and a healthcare professional. A real estate agent, Passamaquoddy Tribal member, a developer, and land trust executive, QEP, EPA and DEP will also serve. Steering committee members, with the support of HCPC, the QEP, and DEP, will provide outreach to their representative groups using flyers, newsletters, and meetings to disseminate information and obtain feedback.

We will perform County-wide outreach aimed at increasing general awareness of the brownfields program and its benefits, town outreach where a potential site is located, and property owner and neighbor outreach that involves meetings and educating them about the program and assessing their willingness to participate. Community groups such as the Rotary Club and Ellsworth Chamber of Commerce will be targeted for presentations. Presentations will also be conducted at town offices during normally scheduled public meetings. The Media Communications Student Program of the Hancock County Technical Center, a regional technical high school, will assist in developing media presentations. These productions will be completed at no cost to the grant and will be used during meetings and will be uploaded onto community and school websites and social media. Students and youth communication is primarily through social media sites.

A repository of all meeting notes and documents will be available on the HCPC web site. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will also use brochures, newsprint, television, and radio media, digital presentations, social media, and website postings as a means of community engagement.

We will also focus on municipal officials and land owners. We anticipate face-to-face meetings with property owners and in some cases area neighbors to obtain approval, answer questions, describe the process, and receive feedback. Public meetings will be held in each community where a site assessment is performed following each work phase. Results of site investigations will be presented through the various modes of communication and we will seek feedback.

### ***3.a.ii Communicating Progress***

The plans for communicating progress are described in the section above. It is important to have different strategies for different groups. Social media may be fine for younger community members, but is not good for older members. Steering committee and town meetings may be good for older members, but web page updates are better for younger members. We will be targeting community groups during the entire grant duration, but particular emphasis will be made to solicit ideas about site selection, following Phase I and II ESAs, and prior to and after ABCA preparation and reuse planning. We will also use press releases, updates to the HCPC web site, and the agency newsletter, which is mailed quarterly to all municipal officials. All communication will be in English unless an interpreter is requested. HCPC will hire a language interpreter or a sign language professional, if necessary, to attend any appropriate functions. According to the 2010 ACS, only 0.005 % of the residents speak English “less than very well.”

### ***3.b.i Local/State/Tribal Environmental Authority***

HCPC established a close working relationship with the EPA and DEP brownfields staff during our last grant. DEP and EPA project officers were integral in all phases of the project and will provide environmental oversight. DEP also engaged site owners to assist in gaining property access. EPA and DEP staff, as stated earlier, will serve on the steering committee and be involved **in all of the key components** of the program. DEP and EPA staff will review and approve all documents and be involved in evaluating risks to human health and the environment. DEP will serve as the state overseer in all environmental work, will evaluate the VRAP applications, and will play a key role in community outreach by attending public meetings and providing information. DEP engagement better insures success through community education.

HCPC will continue its existing partnership with the Maine Center for Disease Control and Prevention, (MECDC). MECDC will provide public health expertise and offer education to sensitive populations on health risks. This organization will promote health education that will reduce potential exposure to harmful pollutants. Increased education enhances the community goals of better health, which also leads to better welfare.

### **3.b.ii Other Governmental Partnerships**

As stated above EPA and DEP personnel are involved in all key components of the grant and serve on the steering committee. HCPC will continue its partnerships with other state agencies. For example, the Maine Department of Transportation (MaineDOT) has over the past 20 years worked with HCPC on numerous projects including: corridor management plans, harbor improvement grants, scenic byways improvements, park and ride lots, and the development of bicycle and pedestrian facilities. It was instrumental in converting an abandoned 85-mile rail line to a recreational trail. MaineDOT and Downeast Transportation will be partners in providing alternative transportation choices to residents and employees of the brownfields sites.

HCPC also has close working relationships with the Maine Office of Community Development (OCD), which administers the Community Development Block Grant (CDBG) program. Since 1997, we have been involved in administering 33 CDBG-funded projects totaling \$16.25 million for public infrastructure improvements, job creation and retention, and housing rehabilitation.

There is a long history of collaboration between HCPC and state land use and coastal zone planning agencies (presently housed in the Maine Department of Agriculture, Conservation, and Forestry or DACF). This has included the HCPC staff serving as consultants for municipal comprehensive plans and land use ordinance, which are subject to state review, and addressing coastal issues such as water quality and preservation of the working waterfront. We have been endorsed by the Department of Agriculture, Conservation, and Forestry (see attached letter) to bill time to its contracts with the agencies for activities that complement those funded under EPA brownfields. The **Passamaquoddy Tribe** that has over 20,000 acres of land in Hancock County will also provide community outreach to their tribal members through their established outreach network. A Tribal member has agreed to sit in the Steering Committee and identify potential Tribal properties that may benefit from the program.

### **3.c.i. Community Organization Description & Role**

HCPC partnerships with Community Organizations include: **Friends in Action**: that serves as an advocate for the elderly and disabled residents. It will help identify vulnerable populations. **Healthy Acadia**: is a non-profit dedicated to empowering people and organizations to build healthy communities, promoting healthy activities and outdoor recreation opportunities. It will help promote the reuse of sites for trails, playgrounds and similar uses that encourage exercise, which is essential in combating obesity. Specifics are described in its letter of support.

**Frenchman Bay Conservancy** is a land trust that will provide community outreach, assist in conferring about sensitive habitats for preservation needs, and serve on the Steering Committee. The **Town of Bucksport** will provide a meeting space for all paper mill community meetings and will use their current network to provide community outreach to the town residents and

brownfields stakeholders. They will also provide services to assist businesses interested in redeveloping portions of the mill site. **Eastern Maine Development Corporation** has committed to financing businesses looking to relocate into one of the Brownfields sites. This was successfully completed during our current grant for a site in Surry. EMDC was able to use an SBA loan to allow a new business to relocate to a Brownfields.

**Mount Desert Island Biological Lab (MDIBL):** is a community of scientists and students who study a variety organisms and make critical discoveries about how environment, health, and genetics are related. It has access to extensive water quality data. The role of MDIBL will be to confer on Frenchman Bay water quality issues with the steering committee.

### ***3.c.ii. Letters of Commitment***

#### **4 Project Benefits 4.a.i. Health and/or Welfare Benefits**

We have actively taken into account the six Livability Principles as well as sustainable and equitable development outcomes in designing this project. This grant will funding addresses many of our region's most pressing needs: **jobs, affordable housing, clean water and indoor air, more affordable transportation, and access to working waterfronts.** The following is a description of some of the benefits we anticipate.

Our most economically disadvantaged population suffers the greatest impact from Brownfields and this grant will benefit them by: **1.** Testing dozens of residential water supply wells surrounding the petroleum and hazardous substance brownfields. If contaminants are discovered in any private water supply well, eligible parties will be recommended for the state-funded Groundwater Insurance program which provides treatment equipment to eliminate health risks and Washington Hancock Community Agency that provides well replacement program. **2.** Provide the community with education to minimize their exposure to contaminants and contact information for support organizations to assist in acquiring services to enhance public health. **3.** Areas where environmental health risks are found will be identified and cleanup and reuse plans will be developed to reduce risks. **4.** Potential vapor intrusion risks will be evaluated at select sites and if threats are found they will be referred to the DEP for state-supported corrective action. **5.** Reduction of blight in our transportation corridors and waterfront properties will provide a new sense of pride and community hope. This will enhance redevelopment efforts in these areas and promote surrounding businesses the incentive to reinvest in their own buildings creating jobs. The waterfront communities of Bucksport and Stonington will further benefit by the redevelopment through the creation of new jobs.

#### **4.a.ii. Environmental Benefits**

Environmental benefits are directly related to improved health conditions some of which are linked to the above discussion. Additional environmental benefits include. **1.** Removing the environmental stigma in Stonington will encourage investment to expand affordable. Development of this area will enhance the sense of community and ensure the vitality of Stonington, by providing housing to the local workforce that is near the village and will be connected to public transportation. **2.** Identifying contamination sources in Bucksport and Stonington will allow sources to be cleaned so that the public water access areas in each town can be protected and new businesses will be able to relocate to these waterfront towns. In



addition, if impacts are addressed it will have an impact on improving surface water quality and sediments to make shell fish harvesting and recreational pursuits more safe.

#### **4.b. i Policies, Planning, & Other Tools.**

Our project is designed to foster and implement sustainable and equitable development outcomes. Our project goals match those of town and regional comprehensive plans. In all cases, the focus is encouraging redevelopment in areas of existing development. For example, at the Bucksport site the town is interested in redeveloping the site to exploit existing power generation infrastructure, to make use of its advance optical and broadband network, and to capitalize on its transportation advantages of having rail and a deep water dock capable of international maritime shipping. The site development plan is consistent with the town's site plan review ordinance that require land uses to respect natural features and manage stormwater runoff. The plan also supports diverse job creation. The proposal will be a timely complement to Bucksport's comprehensive planning process.

Stonington's redevelopment site is another example. This location will have access to the federally funded transportation subscription bus services that will allow for more transportation choices and decrease our nation's dependence on foreign energy. The proposed brownfields activities are consistent with Stonington's downtown and waterfront revitalization efforts. The town has shoreland zoning standards that prevent the conversion of the working waterfront to other uses such as shorefront condominiums.

HCPC has a proven track record of working with towns by promoting sound construction and demolition debris (CDD) management. Stonington and Bucksport have a CDD disposal fee schedule that creates a financial incentive to recycle.

#### **4.b.ii. Integrating Equitable Development or Livability Principles**

It is anticipated that as many as 60 new affordable housing units will be completed at the Stonington site after the potential threats to the water supply are assessed. If threats are documented from the Brownfields, contingency plans will be developed to mitigate the hazards. If threats from the petroleum sites are discovered, we will be able to leverage the state-funded Groundwater Insurance Fund to remediate those sites. If the water quality is deemed acceptable, development can begin. Given the propensity of housing initially intended to be "affordable" to increase in value, any investments in the Stonington development will be predicated upon the enactment of restrictive covenants that keep the units affordable. The expansion of the affordable housing site in Stonington will allow easy access to the waterfront and village jobs. It will reduce the high cost of transportation for those who commute long distances and provide access to public transportation. The public transportation is provided by Downeast Transportation, Inc.,(DTI) a bus service that connects to local villages that serve as employment and shopping areas. DTI is partially funded through the Federal Transit Administration and Maine Department of Transportation.

The protection of the water supply will allow for the redevelopment of the village which will create dozens of temporary construction and long-term new business jobs, thus increasing the economic competitiveness of the area. It will also insure that future funding for water treatment

equipment or new infrastructure connecting a new supply source will not be necessary. This will enhance the quality of life by better integrating the neighborhoods with community jobs.

#### **4.c.i Economic or Other Benefits**

One economic benefit is the potential redevelopment and reuse of the former paper mill site in Bucksport. Redevelopment will bring new jobs to the area which will allow the area to adapt to the loss of its former economic engine.

Retaining the working waterfront and downtown in Stonington is another economic benefit. As mentioned earlier in this application, loss of the working waterfront threatens the livelihood of the fishing sector. The installation of the affordable housing will provide construction jobs for local workers and will increase the tax base for the financially strapped town. Redevelopment of several of the waterfront properties into traditional maritime uses will provide some stability to the fishing community and again will increase the tax base. Redevelopment of the waterfront will also include actions to mitigate sea level rise.

#### **4. c. ii. Job Creation Potential: Partnerships with Workforce Development Programs**

The proposed investments in the Bucksport site have been instigated by a partnership that includes Eastern Maine Development Corporation (EMDC) and the Tri-County Workforce Investment Development Board (TCWIB). EMDC is the federally designated economic development district that serves Hancock County. The TCWIB is an independent organization that receives funding from the federal government for workforce development and training. They in turn subcontract funding to EMDC who carries out the objectives of the grant funds – career counseling, job training and skills development, recruitment, and on-the-job training and internships partnerships. This program will assist the Town to create new local jobs.

#### **5.a. Programmatic Capability**

HCPC executive director Thomas Martin, AICP, will serve as the program manager. Mr. Martin has a Master of Community Planning Degree, has worked over 37 years in public planning agencies, been director of the HCPC since 1990, and managed HCPC's previous Brownfields Assessment Grant. Mr. Martin will be supported by Jennifer Boothroyd, regional planner, and Mrs. Sheri Walsh. Mrs. Boothroyd holds a master's degree in public administration and has worked in a variety of city and regional planning capacities. Sheri Walsh is the administrative assistant office manager and planning technician. Mrs. Walsh is certified by the Maine Office of Community Development to administer CDBG projects and managed the finances for HCPC's previous Brownfields Assessment Grant. Additionally, Mrs. Walsh has processed requests for payment and other financial matters for many state and federal grant programs since 2004.

HCPC's project team has worked on numerous federal and state contracts including Maine DOT, NOAA, EPA, and USDA grants. HCPC has the organizational expertise to comply with all grant requirements in a timely and professional manner. All staff members have a demonstrated commitment to remain with HCPC for the duration of the project. In the event that unforeseen circumstances result in staff turnover, HCPC will recruit a new qualified staff member. We will hire a QEP and any other needed professional using EPA procurement guidelines.

### **5.b Audit Findings**

HCPC complied with all contract requirements for its previous (2008) EPA Brownfields Assessment Grant. It has no adverse audit findings from an OMB Circular A-133 audit or any other audit or financial review for any state or federal grant. Its books are reviewed annually by a CPA firm and no problems have been reported since the current director took office in 1990.

### **5.c.i. Currently or Has Ever Received an EPA Brownfields Grant 1. Compliance with Grant Requirements**

HCPC was awarded a community wide petroleum and hazardous substance brownfields assessment grant (BF97188301) for federal fiscal year 2014. Currently, all of the funded is earmarked to complete site assessments and reuse planning. The grant funding is forecast to be completely spent by July or early August 2016. We fully complied with its work plan and met all deadlines for billing, quarterly reports, MWE/WBE documentation, and the timely updating of the ACRES data base. Information on relevant properties has been added to ACRES.

### **5.c.i.2 Accomplishments**

HCPC accomplishments included both outreach, site investigation activities, and redevelopment success. Outreach accomplishments included: Conducted multiple meetings that were covered by local newspapers and television stations; an hour-long radio program about brownfields featuring our QEP; visited each of the target area municipal officials to introduce the program.

Site Investigations Accomplishments: HCPC has completed or is in the process of completing ESA's including 9 Phase I and 8 Phase II ESA's, 2 ABCAs, and 3 reuse plans. One property has been successfully converted into a new use through a SBA grant issued by EMDC, one of our COs. Three other properties are pending to be bought by developers. One of these properties once redeveloped will become the largest solar generating project in Maine. One project enabled the town of Sullivan to obtain financing to purchase waterfront property including a multi-story building and a commercial pier. They were able to leverage over \$400,000 of public and private funding to purchase and redevelop the property. This property currently houses two environmental non-profit groups and an environmental educational group that also uses the basement as a laboratory. The formerly abandoned commercial wharf is being used to support local lobstermen and mussel farming. Additional visitor interpretive signage, site improvements and recreational access improvements are being funded through Federal Highway Administration National Scenic Byway grants totaling more than \$53,000. The second site was a vacant school where limited hazardous materials were identified which allowed for the leveraging of funding for the demolition and redevelopment of the site into a new municipal public safety and town office building valued at \$1.7 million. A third site was a former auto repair and gasoline service station that was redeveloped into sustainable green use by an aquaculture company that raises farmed fish. The existing structure has been redesigned to house a live holding pen to hold a supply of live fish for customers when weather conditions prohibit access to offshore pens. Over \$150,000 in State Groundwater Insurance funding was leveraged for the investigation and remediation of soil. Private funding was also leveraged to redesign and complete modifications to the existing building.

**ATTACHMENT A:**  
**THRESHOLD ELIGIBILITY DOCUMENTATION**

Applicant Eligibility is attached in Attachment C

Letter from State Environmental Authority is attached in Attachment B.

Community Involvement HCPC's community engagement strategy reflects different approaches needed for different groups. Different strategies will be employed to reach as many community groups as possible. Steering committee members, with the support of HCPC, the QEP, and DEP, will provide outreach to their representative groups using flyers, newsletters, and meetings to disseminate information and obtain feedback.

We will perform County-wide outreach aimed at increasing general awareness of the brownfields program and its benefits, town outreach where a potential site is located, and property owner and neighbor outreach that involves meetings and educating them about the program and assessing their willingness to participate. Community groups such as the Rotary Club and Ellsworth Chamber of Commerce will be targeted for presentations. Presentations will also be conducted at town offices during normally scheduled public meetings. The Media Communications Student Program of the Hancock County Technical Center, a regional technical high school, will assist in developing media presentations. These productions will be completed at no cost to the grant and will be used during meetings and will be uploaded onto community and school websites and social media. Students and youth communication is primarily through social media sites.

A repository of all meeting notes and documents will be available on the HCPC web site. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will also use brochures, newsprint, television, and radio media, digital presentations, social media, and website postings as a means of community engagement.

We will also focus on municipal officials and land owners. We anticipate face-to-face meetings with property owners and in some cases area neighbors to obtain approval, answer questions, describe the process, and receive feedback. Public meetings will be held in each community where a site assessment is performed following each work phase. Results of site investigations will be presented through the various modes of communication and we will seek feedback.

**ATTACHMENT B:**

**LETTER FROM**  
**STATE ENVIRONMENTAL AUTHORITY**



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE  
GOVERNOR

AVERY T. DAY  
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner  
EPA Region 1  
5 Post Office Square  
Suite 100, Mailcode: OSRR7-2  
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that Hancock County Planning Commission ("HCPC") plans to conduct site assessments and is applying for federal Brownfields grant funds.

Thomas Martin of HCPC has developed applications requesting federal Brownfields Site Assessment Grant funding for hazardous materials and petroleum only Brownfields sites in the area the commission serves (community wide).

If HCPC receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins  
Voluntary Response Action Program  
Division of Remediation  
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA  
Thomas Martin, HCPC

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

**ATTACHMENT C:**

**DOCUMENTATION OF**  
**APPLICANT ELIGIBILITY**

The Hancock County Planning Commission has been providing technical assistance to the region since its creation in 1970. The HCPC's purposes are spelled out by 30-A MRSA Section 2342 paragraph 8:

- a. The council may make recommendations on the basis of its plans and studies to local planning boards or to the municipal officers of any member and to any county, state or federal authorities.*
- b. A municipal planning board may use any part of the regional planning studies which pertain to the municipality in its own comprehensive plan.*
- c. The council may assist any of its members in solving a local planning problem. All or part of the cost of local assistance may be paid by any of its members.*

**ATTACHMENT II:**  
**DOCUMENTATION OF**  
**APPLICANT ELIGIBILITY**

The Hancock County Planning Commission has been providing technical assistance to the region since its creation in 1970. The HCPC's purposes are spelled out by 30-A MRSA Section 2342 paragraph 8:

- a. The council may make recommendations on the basis of its plans and studies to local planning boards or to the municipal officers of any member and to any county, state or federal authorities.*
- b. A municipal planning board may use any part of the regional planning studies which pertain to the municipality in its own comprehensive plan.*
- c. The council may assist any of its members in solving a local planning problem. All or part of the cost of local assistance may be paid by any of its members.*



**ATTACHMENT D:**  
**LETTERS OF SUPPORT**  
**COMMUNITY ORGANIZATIONS**



40 Harlow Street Bangor, ME 04401  
207.942.6389 1.800.339.6389  
Fax 207.942.3548

December 11, 2015

Thomas E. Martin, AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Dear Mr. Martin:

Eastern Maine Development Corporation is pleased to serve as a community organization in its support for the Hancock County Planning Commission's brownfield assessment application to the United States Environmental Protection Agency. As stakeholders in the development of the Corea site in Gouldsboro, this application is of particular interest to us. In addition to offering financing to eligible projects, we would be interested in administering a brownfields revolving loan program. Our staff would be available to meet with brownfields stakeholders and discuss how EMDC programs might be tailored to serve site reuse activities.

We believe this project will benefit our region by promoting economic development, reducing the impacts of environmental hazards and improving our quality of life. We wish you luck with your application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael W. Aube', written over a horizontal line.

Michael W. Aube  
President & CEO  
Eastern Maine Development Corporation



# Frenchman Bay Conservancy

PROTECTING THE LAND YOU LOVE

PO Box 150 Hancock, Maine 04640 www.frenchmanbay.org 207 422 2328

## Board of Directors

Randy Ewins  
*President*

Lisa Heyward  
*Vice President*

David Sanderson  
*Secretary*

Jack Frost  
*Treasurer*

Mark Berry  
Michelle Beal  
Polly Ceckler  
Ken Cline  
Frank Dorsey  
Lee Fairbanks  
Misha Mytar  
Iris Simon

Dyer Wadsworth  
Stephen Weber  
Judy Adelman

## Executive Director

Aaron Dority

December 17, 2015

Thomas E. Martin, AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Re: Hancock County Planning Commission Support Letter

Dear Tom,

Frenchman Bay Conservancy (FBC) is excited about having the opportunity to support the United States Environmental Protection Agency Community Wide Brownfields Assessment Grant Application. We look forward to providing community outreach to our stakeholders and to make suggestions on site selection for properties that will have a profound impact on our environment. I would welcome the opportunity to serve on your Brownfields Steering Committee. As you know we are also supporting the Town of Hancock in their efforts to clean up the old tannery. For the old tannery project, we are willing to consider playing a role in permanently protecting land that abuts Kilkenny Stream.

We have protected over 6,600 acres through conservation easements or FBC-owned preserves. The easements cover a variety of land uses, including an organic farm, a working woodlot, blueberry fields, wild forest, and marsh. We would welcome the opportunity to evaluate future conservation alternatives on some of these Brownfields properties that would fit our model for protection of the environment and enhancing the life of our community.

Sincerely

Aaron Dority  
Executive Director



P.O. Box 1446, 125 State Street, Ellsworth, Maine 04605  
Telephone & fax 207-664-6016 • Email: [info@friendsinactionellsworth.org](mailto:info@friendsinactionellsworth.org) • Website: [www.friendsinactionellsworth.org](http://www.friendsinactionellsworth.org)

December 15, 2015

Thomas E. Martin, AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Dear Mr. Martin:

Friend in Action strongly supports the Hancock County Planning Commission's brownfield assessment application to the United States Environmental Protection Agency. We will be able to contribute in the following ways: identify vulnerable populations, use our outreach network to communicate with residents identify potential reuses.

We believe this project will benefit our region by promoting economic development, reducing the impacts of environmental hazards, and improving our quality of life. We wish you luck with your application.

Sincerely,

Jo Cooper, Executive Director

Dec. 9<sup>th</sup>, 2015

Thomas E. Martin, AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Dear Mr. Martin:

The MDI Biological Laboratory strongly supports the Hancock County Planning Commission's brownfield assessment application to the United States Environmental Protection Agency. I will be happy to confer with you or your project steering committee on water quality issues related to the site near Kilkenny Stream and Kilkenny Cove and other sites that you identify in the Frenchman Bay Watershed. We have gathered substantial data on water quality that we can share with you. As President of the Frenchman Bay Partners Initiative, I can help you identify additional partners who can assist with other aspects of your project.

We believe this project will benefit our region by promoting economic development, reducing the impacts of environmental hazards, and improving our quality of life. We wish you luck with your application.

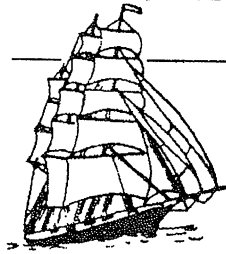
Sincerely,



Jane E. Disney, Ph.D.  
Senior Staff Scientist  
Director, Community Environmental Health Laboratory  
President, Frenchman Bay Partners

# TOWN OF BUCKSPORT, MAINE

Incorporated June 25, 1792



—  —  
OFFICE OF THE TOWN MANAGER

P.O. Drawer X  
Bucksport, Maine 04416

Phone (207) 469-7368  
Fax (207) 469-7369

December 16, 2015

Thomas E. Martin, AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Re: Hancock County Planning Commission Support Letter

Dear Tom,

In regards to the Verso Paper Mill Brownfields site we are willing to invest \$200,000 to provide business development support. This money was previously allocated by the Town through a TIF. The money is part of a development program designed to work directly on bringing and supporting efforts for this mill redevelopment. As you are aware, the future economic development of our town is contingent on finding new uses for this property. We welcome your efforts to conduct environmental assessments at this site. Our citizens have voiced concerns about environmental issues and we are grateful that some of your Brownfields assessment funding will be allocated to this important investigation.

On behalf of the Town, I would like to express my full support for applying for this United States Environmental Protection Agency Community Wide Brownfields Assessment Grant. We look forward to working with you and providing assistance to conduct community outreach to the citizens of our town. We will provide a meeting space for all anticipated meetings and use our community leaders to make sure our community is informed and is able to provide feedback to your program.

Sincerely Yours,

Susan Lessard  
Town Manager



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

PAUL R. LEPAGE  
GOVERNOR

WALTER E. WHITCOMB  
COMMISSIONER

November 17, 2015

Thomas E. Martin AICP  
Executive Director  
Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Dear Tom:

The Maine Department of Agriculture, Conservation and Forestry Municipal Planning Assistance Program (MPAP) and Maine Coastal Program strongly support the Hancock County Planning Commission's Brownfield Assessment application to the US EPA. As part of its \$30,075 annual technical assistance contract with MPAP, HCPC works with municipalities on topics such as advising on comprehensive planning, drafting language for land use ordinances and public access to the shore.

These activities complement HCPC's brownfields work in two ways. First, providing for HCPC staff to promote the Brownfields Program, while working on land use planning and coastal zone projects. For example, when examining a potential public access site, HCPC can also inquire with municipal officials about the previous uses of the property. Second, it can make recommendations on zoning and utilization of other protective measures such as easements once a property's potential re-use has been determined.

The brownfields project will clearly benefit Hancock County by promoting economic development, reducing the impacts of environmental and improving quality of life. We wish you best of luck with the review of this application.

Sincerely,

Ruta Dzenis AICP  
Senior Planner  
Bureau of Resource Information and Land Use Planning  
Municipal Planning Assistance Program

BUREAU OF RESOURCE INFORMATION AND LAND USE PLANNING  
MUNICIPAL PLANNING ASSISTANCE PROGRAM  
18 ELKINS LANE, HARLOW BUILDING  
[www.maine.gov/acf](http://www.maine.gov/acf)

PHONE: 207-287-2851

FAX: 207-287-7439



December 18, 2015

Thomas E. Martin, AICP  
Executive Director, Hancock County Planning Commission  
395 State Street  
Ellsworth, ME 04605

Dear Mr. Martin:

Healthy Acadia, a community health coalition and the Healthy Maine Partnership serving Hancock County, strongly supports the Hancock County Planning Commission's county-wide brownfield assessment application to the United States Environmental Protection Agency. As a community health coalition, we are acutely aware of the critical need for identifying and cleaning up environmental contamination in our communities. We know the significant community benefits that arise from restoring brownfields and putting those sites back into use. This grant would enable the Hancock County Planning Commission to continue its important assessments of brownfields throughout Hancock County, including through conducting site evaluations and preparing clean-up plans.

Healthy Acadia is pleased to lend its support to the Hancock County Planning Commission's proposed efforts in the following ways:

- We will attend meetings as able, and we will participate in providing input via telephone and email.
- We will use our extensive community outreach capacity to raise awareness about and community engagement in the brownfields issue, including at health fairs and other events, through our region-wide e-newsletter, and through social media.
- We will build links between this project and other community health initiatives, in particular with our Environmental Health projects (for more information, visit [www.HealthyAcadia.org](http://www.HealthyAcadia.org)).
- We will help to make referrals on site identification.

We are confident that this project will benefit our region by positively addressing environmental hazards, promoting economic development, and improving our quality of life. We know that a healthy community requires safe and healthy environments, and we strongly hope that the Hancock County Planning Commission's proposal is funded for the benefit of our community.

Sincerely,

Elsie Flemings  
Executive Director, Healthy Acadia

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Ellsworth Office

140 State Street, Suite 1  
Ellsworth, Maine 04605  
207 667-7171  
207 667-7173 fax

Machias Office

121 Court Street, Suite A  
Machias, Maine 04654  
207 255-3741

[www.healthyacadia.org](http://www.healthyacadia.org)



This grant will allow our current Brownfields program to continue. We currently have an inventory of over 100 brownfields sites. The list was identified by our former steering committee, municipal officials, the DEP, and the public. The inventory includes auto repair and service stations (46), agricultural sites (15), and dumping and industrial sites (45). Sites range from approximately 1-237 acres. **Many of our brownfields are in mixed commercial and residential areas where low-income residents depend on private water supply wells** adjacent to potential sources of contamination.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☒ Preapplication  
☐ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Hancock County Planning Commission

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-0310087

\* c. Organizational DUNS:

7808551100000

### d. Address:

\* Street1:

395 State Street

Street2:

\* City:

Ellsworth

County/Parish:

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04605-3333

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Thomas

Middle Name:

E.

\* Last Name:

Martin

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

207-667-7131

Fax Number:

207-667-2099

\* Email:

hcpc@hcpcme.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Hancock County Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

2

\* b. Program/Project

2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2016

\* b. End Date:

09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Thomas

Middle Name:

E.

\* Last Name:

Martin

Suffix:

\* Title:

Executive Director

\* Telephone Number:

207-667-7131

Fax Number:

207-667-2099

\* Email:

hpcp@hpcpme.org

\* Signature of Authorized Representative:

Thomas Martin

\* Date Signed:

12/18/2015